BUSINESS PLACES TO LET.

PLOT SALES MEAN HOMES FOR MANY

Transactions Foreshadow Big Building Boom Started by

building boom appears to be develop-ing as a result of the ordinance recently passed by the Board of Estimate exmpting moderate priced housing from taxation for the next ten years. Only five days have clapsed since the adop-tion of this esochal measure, and yet several builders have had time to call-mate its advantages and to acquire sites for the erection of buildings which will facilitate the solution of the housing

facilitate the solution of the housing shortage.

Three important housing projects were aunounced yesterday in connection with the sale of vacant plots in the Dyckman section of Manhattan and in Astoris. Queens. The largest of the trio will be undertaken by the newly formed Mohawk Holding Company, headed by Lorne A. Scott and Walter Hasfell. the architect, who have purchased from Robert E. Dowlins, president of the City Investing Company, the plot of twelve lots on the southeast side of Vérmilyea avenue, 100 feet north of Dyckman street. Here the purchasers who have been identified with apartment nouse development in some of the older sections of Manhattan will creet four fifty foot new law houses which will accommodate 100 families. The sale was negotiated by Electus T. Backus and Frank E. Smith, brokers, who have also secured from the Metropolitan Life Insurance Company four building loans of \$65,000 each for the apartment project. The loans are to be converted into permanent mortgages to run for ten years. The four houses, it is estimated, will cost about \$500,000. It is hoped that work can be started at once so the houses may be ready for fail occupancy. The site measures 200x150, so that each house will stand on a plot 50x150. All of the suites will be of four rooms, the depth of the plots permitting of unsually large rooms. The living rooms are to be about 18x20, and the houses found only in the more expensive structures east and west of Central Park.

Julius Tishman & Sons, Inc., have purchased from Land Estates, Inc. a plot at 110-120 West Fifty-fifth street. 100x100, on the south side of the street. 150 feet west of Sixth avenue, and are preparing plans for the construction of a nine story and pent house apartment to be laid out in small suites. It is intended to complete the building for occupancy from October 1, 1921. The estimated cost of the entire operation is seen and Decomplete Research and the Company, a store in 196 Lenox mated cost of the entire operation is seen and Decomp Wheelock Company. to be laid out in small suites. It is in-tended to complete the building for oc-repancy from October 1, 1921. The esti-nated cost of the entire operation is \$300,000. Brown, Wheelock Company, inc., negotiated the sale and procured for the buyers long term building and permanent loans. Steddard & Mark were the attorneys for the buyers.

A. P. Gardiner Sells House.

A. P. Gardiner, president of the Radway Chemical Company, sold his \$100,-000 house at 14 West Elghty-sixth street to Joseph J. Saks, of the firm of Saks & Co. Mr. Gardiner will join the East Side colony. J. Romaine Brown Com-

way Chemical Company, sold his \$100,000 house at 14 West Eighty-sixth street to Joseph I. Saks, of the firm of Saks & Co. Mr. Gardiner will join the East Side colony. J. Romaine Brewn Company were the brokers.

Will Build Two Family Houses.

The Bogardus Building Corporation has purchased from De Witt C. Cohen a large plet of vacant land at the northeast corner of Hillside avenue and Bogardus place, one block east of Nagle avenue, in the lower Dyckman section. The huyers plan to improve the plot, 802252, with two family houses. Plans have already been filed for three two family structures, with three car garages on the corner of Hillside avenue and Bogardus place, by Edward J. Hamel, architect. The houses will lave even rooms on a floor, and it is said that they will be placed on the market for less than \$20,000. A. Gitterman was the broker in the sale of the tract to be improved.

New Apartments for Astoria.

India 18 the building, which was crossently completed.

In the building, which was crossently completed.

Frederick Fox & Cr., Inc., leased lofts in \$21 Broadway to the High Gride in \$21 Broadway to Holtz & Foadway to Joseph J. Fatt and in 711 Broadway to Holtz & Foadway to Holtz & Foa

New Apartments for Astoria. Ludwig Sikori, a builder, who has put up apartment houses in The Bronx, will erect the first six story apartment houses in Asioria, L. I. Mr. Sikori has purchased from Ahna K. Peal estate, through Minor L. Platt, the plot, 196x 100, at the northeast corner of Academy street and Jamaica avenue, Astoria, street and Jamaica avenue, Astoria, L. F. Ground will be broken immedi-tely for the erection of two 50 foot tely for the erection of two 30 foot years with a venewal of twenty-one apartment houses, which will be arranged in sultes of three and four room apartments. The rentals will average \$12 a room. The entire operation will involve about \$222,000. This is the first building operation of the kind since the tax exemption law was declared legally in operation.

Plans Filed for Bronx Flat.

Plans were filed yesterday for a five story flat, 25x160, on Andrews avenue, 350 feet south of Fordham Road. The Bronx. The owners are the Kodgy Realty Company, Harry Freed, president. Palmer.
Payson McL. Merrill Company leased
Payson McL. Merrill Company leased

S1,000,000 Lease on Madison Ave.

D. Zuckerman Company leased for the 174 Madison Avenue Company the two five story buildings at 23 East Thirty-third street and 172 Madison avenue, forthwest corner, 50x100, for forty-two years at an aggregate rental of about \$1,000,000. The tenants have commissioned Gronenberg & Leuclusg, architects, to prepare plans for a seven story store, loft and office building.

Estate Sells Eighth Avenue Parcel. Daniel B. Freedman bought through Harold L. Lewis from the estate of Frances Adelaids Lawrence \$12 Eighth avenue, a four story business building, 25x100, adjoining the corner of Fortyninth street. This is the first transfer of the property since 1886.

Multifamily House Sales.

J. G. Bassman of the S. H. Raphael \$25,000. John and Dispersion of a client who will alter and occupy he stores and first floor for its business 55 West 125th street, 37.6x100, a cast sidour story apartment with stores. It

Land Estates, Inc., associated with New York Title and Mortgage Company, soid at 1271-1273 Third avenue, on the northeast corner of Seventy-third street, the two five story tenements, 51x80.

In the Dwelling Market.

Payson M.1. Merrill Company sold or the estate of James B. Codolin ton 2 Fifth avenue, a four atory de-Hirg. 1.9x100, between Tenth and Elevanth

dwelling, 15x100.

J. G. Baseman of the S. H. Raphnel Company soid 52 West 125th atreet, a three story residence, 18,9x109. The owner will modernize and occupy. ompany soid 62 West 125th street, a line suctioners three story residence, 18,82109. The Moffatt & Schwab soid for Louis M. The Street where will medernize and occupy.

Moses Smith bought from the Michael Manor road, West New Brighton, Staten to East 15th St.

J. Adrian Corporation the two four story dwellings, 24x77 each, at 307 and 308 East Broadway. Mr. Smith has resuld 308 East Broadway to Samuel

tions.
Slawson & Hobbs sold for Patrick J.
Flannery 225 West Seventieth street, a
three story dwelling, 19.5x55x100.

L. I. City Industrial Plot Sold. Building Boom Started by

Tax Exemption.

Tax Exemption.

A rapid fire market for vacant property with its logical sequei—a man sized be developed and Started Land Holding Company.

A rapid fire market for vacant property with its logical sequei—a man sized be developed and Started Land Holding Company.

A rapid fire market for vacant property with its logical sequei—a man sized believed to be developed by Arthur C. South Logical sequei—a man sized by Arthur C. South Logical sequei—a man sized by Arthur C. South Started by Arthu

The Town Board of North Hempstead, L. L. will consider the question of local tax exemption at a meeting to be held on Friday afternoon in the Town Hall. A large delegation of real estate operators is planning to attend and urge the adoption of an ordinance similar to the one now in force in this city.

Joseph P. Day will offer at auction to-day in the Vessy Street Salesroom to

MISCELLANEOUS LEASES.

Leonard Well leaged for the H. D. Brookman estate to the M. G. W. Realty Corporation the vacant plot, 100 x100, at the northeast corner of First avenue and Thirtieth street, for twenty one years at an aggregate rental of \$100,000 net. It is to be improved with a two story garage, which has been leased through Cohn & Cooper for twenty-one years at \$17,500 per annum.

Charles B. Van Valen, Inc., leased half of the sixteenth floor in 110 William street to the Prudential Oil Company at an aggregate rental of \$100,000; also offices on the same floor to Serlis & Co., oil interests, at an aggregate rental of \$25,000.

Space on the second floor of the

secured from the Metropolitism Life is secured from the Secured from the

462 Broadway to Charles Richman, of-fices in 1182 Broadway to the Wilson Fastener Company and Caroline Trach-

Maurice Wertheim leased for the Irving Lunch Company the parter floor store in 483 Lexington avenue to John F. Rowland. This completes the renting of the building, which was recently complete.

avanue to Harry Held and

RESIDENTIAL LEASES. William A. Readin and Gorman H. Lenney sold for Dr. Lucius W. Hotch-kiss of California to the Edward Reaity Company the five story dwelling at 20 West Forty-eighth street, 21,8x160.5, a Columbia College lesschoid for nine years with a renewal of twenty-one

years with a renewal of twenty-on MORGENTHAU JR. @

Brokerage Company sold the leasehold at the northeest corner of Madison ave-nue and 168th street to L. H. Sheinart for improvement with a three story building.

BRONX TRANSACTIONS.

Morgenstern Brothers syndicate sold Morgenstern Brothers syndicate soid to an investing corporation headed by M. J. Cohn the two five story apartments at the northwest corner of 180th street and Clinton avenue. The corner house is 70x107 and the adjuning house stands on a plot 65x100. The houses containing seven stores, show a renta of about \$40,000, and were held a

John A. Pateracki, formerly Assistant District Attorney of Bronx County, purchased the garage, 59x247, on the east side of Park avenue at 199th street, east side of Park avenue at 199th street, and the feet at four story apartment with stores. It will be completed about tractors. It will be completed about tractors. It will be completed about the four four story tenements at 432 to 444 West Nineteenth street, on plot 100xp2. Plans have been approved for a two story garage, for which Mr. Weill has made a building and permanent loan. M. Cohn and Henry I. Cooper were the brokers. Arratel & Levy represented Mr. Weill and Samuel Marcus acted for the buyers.

Lewis H. May Company sold for Martine Samuel Marcus acted for the buyers.

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Levis H. Marcus acted for the buyers and Private Management of Buylers and Private Management of Buylers and Private Management of Buylers and Private Marcus acted for the Samuel Marcus acted for Martine Samu

DEALS IN OTHER BOROUGHS.

DEALS IN OTHER BOROUGHS.

Bulkley & Horton Company sold 123
Vanderbilt avenue. Brooklyn, a three story twenty feet two family dwelling to Charles de Trois.

Frank J. Magerle sold for Elizabeth Frisse the three story business property. 4551 Januaica avenue, near 16th street. Richmond Hill, Queens, now occupied by the Federal Food Stores. Julius Haraburger resold the recitence, on a piot 165x180, 21 3512 Atlantic ivenue. Far Reckavas, Queans, which he purchased last Maron from the icCarrin existe through A. C. Sherism, the suctioners.

SUBURBAN TRANSACTIONS. Simpson Merritt Company sold for Leslie M. Cain a residence at 276 Clare-ment avenue, Moniciair, N. J., to E. M.

L. L. Town to Consider Tax Exemp- BOGOTA HOUSE SALE TO-DAY.

2D AV. 23-27. w s. 53.4 n 1st st, 50x15. 2 stery theafre; Lydia A Carll against Maria A West et al. Chinton T Ree, atty; partition; the plaintiff for \$55,000.

SOLD BY AUCTIONEER

INVESTMENT PARCELS

The strength of the market for investment properties was forcibly indicated resterday at the auction sale held by Albro J. Akin resold the William B. Bryan L. Kennelly in the Vesey Street Wheeler estate property at Qualter Hill. Exchange, in which more than a dozen Pawling. Dutchess county Mr. Akin ne pred the property last May at an Manhattan parcels were quickly discussed the property last May at an posed of. Three of the properties were sold privately before the sale began These were the six story tenement at he corner of Delancey and Columbia treets to Dr. W. Mangin, and 24 Bond treet, a six story business building, and 3 Manhattan street to harry Walzer. 13 Manhattan street to Harry Walzer The parcels which were, snapped up in the auction room were as follows:

the auction room were as follows:

AMSTERDAM AV, 1960-1968, n w cor 157th
m. 99.11x125, l story theatre and 10 stores:
10 trene McCormack for \$129.500.

MINFORD PLACE, 1450, near 172d st, 27.6x
100, 5 story 20 family house; to M. Goldenbloom for \$44,500.

UNIVERSITY PLACE, 90-92 w * 40.3 s
12in st, 38.4x309, 3 story pullding; vol
sale o a client of John P. Peel Co, for
339.562.

SUBJECT ST. S. n.s. III w Contral Park WEST 101ST ST. S. n.s. III w Contral Park West, 38x160.11.5 story apartment; vol-sale to Max Effect for \$6,000. IEDOADWAY s w cor 250th st, 5 lots; to Patrick J. Hanley for \$5,050. BAILEY AV, w s, s of 230th st, 8 lots to Enums Homanck and William Jasper for a total of \$6,500.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

14 Vesey St., New York City Public Auction Sale 25 New One Family HOUSES

BOGOTA, N. J. Houses contain from five to eight rooms and bath; steam heat; gas; electricity and all other improvements.

New York City

Cortlandt 0744

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REAL ESTATE-OUT OF CITY.

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Because the purchaser for whom it was finished cannot complete the financial part of his contract, this very attractive, pretty Colonial type of suburban home, located in a beautiful, strictly residential section, near New York, specially built for comfortable year-round occupancy, can be bought for 4 less than cost to-day. The desires of the neighbors as to personality of buyer will be respected. The house itself is in perfect conditions. of buyer will be respected. The house itself is in perfect condition, ready to occupy immediately, and contains ten very large rooms and two tiled baths. The price includes an electric range, electric fixtures and shades. There is also a completely equipped garage, corresponding to the house in architecture. The plot consists of about one-third acre, with 100 ft. street frontage. Unusual care and taste have been used in landscaping the grounds, which are beautifully shaded and contain many shrubs and flowers. The elevation is about 700 ft.; wonderful scenery, very healthful living conditions. Water rights to a chain of beautiful lakes run with the title. The railroad station is within easy walk. Commuting facilities to the city are of the best. Immediate occupancy and title can be had on payment best. Immediate occupancy and title can be had on payment of \$3,500, and the balance of \$10,500 may remain on mortgages at convenient terms. Special discount for cash. Complete details and pictures—can be obtained from GEO. C. BLACKWELL, Sherman Sq. Hotel, 71st and Broadway, N. Y. City. Tel. 8400 Columbus

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#08EPH P. DAY, Real Estate Auctions 67 Liberty at., N. Y. Phone Cort. 744.

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First Mortgage Money
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RNAI, ESTATE
Son Fifth Av., N. V. Vanderbilt 247. ARMSTRONG BARNWELL CO...

David Stewart, Real Estate. DOUGLAS L. ELLIMAN & CO. 15 East 49th St. Plaza 9200.

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apartments with all improvements, 25x92; rental \$12,000 a year; proc \$54,000; cach required \$10,000, vul-ject to a second mortrage for 10 years; located above 14th street, west of 6th ave. For melacial cach

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> Save 38% Of Assessed Valuation

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Six and seven rooms, with heater thrage and private driveway. Tapes ry brick, parquet floors, white en-timel trim, hot water heat, tiled but and kitchen, Price \$11,000 to \$15,000

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story tenements with stores, corner, 402100, cold water, on Second avenue below 69th rents \$6,800. Frice \$42,000, guired \$6,000; first mortgage 5 years, 65; payable \$150

Real Homes in The Bronx AT REASONABLE PRICES. An Exceptional Bargain-13 room, 2 fam-By brick house in Fordham section, 1 family 7 room house, mar Concourse, \$4,500. Ready now for margine occu-pancy, Alexander to the margine. 2018 H. QUER. Fordham 6947. 2009 Rger Ave.

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Allabough & Son,

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arden. 2006 neighborhood owner, going way, will sacrifice for \$5,000; worth \$10,000. Daniel M. Gerard, 1270 Broadway, N. Y. OUNTRY ESTATES RENNETH IVES & CO... East 42d St. Murray Hill 6837.

BLANDAN QUINTARD MEYER

CHAUNCEY B. GRIFTEN & CO., Westchesier's Inchilog Healty Experies Base 41st et. Minerar Hill 0220

Prince Rieley LOUNTRY HOMES

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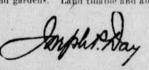
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MILAN ROSS AGENCY.

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LOUIS MAR ... It South St.

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CORNER OFFICE SPACE West Side below Chambers St. 2,200 to 3,000 SQ. FT. \$2.00 PER FT. 3.000 to 6,000 SQ. FT.

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From Sattery to 14th St., Inclusive. Ready May 1st Borden Building 45th St. & Madison Ne

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